

JUSTICE CENTER UPDATE

INDIANAPOLIS-MARION COUNTY CITY-COUNTY COUNCIL

October 15, 2014

PROJECT OVERVIEW

- City of Indianapolis and the Justice Center stakeholders are seeking an opportunity to improve its justice operations to:
 - Maximize efficiency of operations within the detention and judicial sectors by relocating multiple facilities and functions to one campus;
 - Achieve significant facility and operational savings from consolidated personnel, transportation, and facility inefficiencies and costs; and
 - Ensure safety of the public, judicial and legal staff, and Sheriff's deputies by eliminating areas where all three groups converge unnecessarily.
- A consolidated campus will include:
 - Combined detention facilities;
 - Combined criminal courts;
 - Community Corrections and Probation facilities; and
 - Prosecutor and Public Defender offices.
- The campus has extensive acreage for expansion of facilities as necessary.

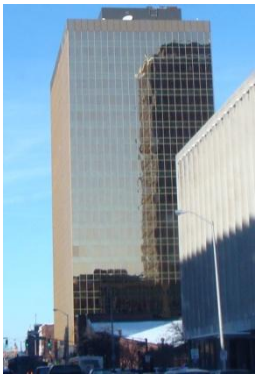
PROJECT NEED - FACILITIES

- The City-County Building was built over 50 years ago with office space as the principal use.
- The court and jail facilities are located in multiple different facilities creating inefficiencies, duplicative services, and public safety issues.
- Today there are 32 courts squeezed into an office building originally designed for 16 courts.
- The City currently spends approximately \$122.6 million per year on the courts, detention center, sheriff's department, community corrections and parking at these facilities.

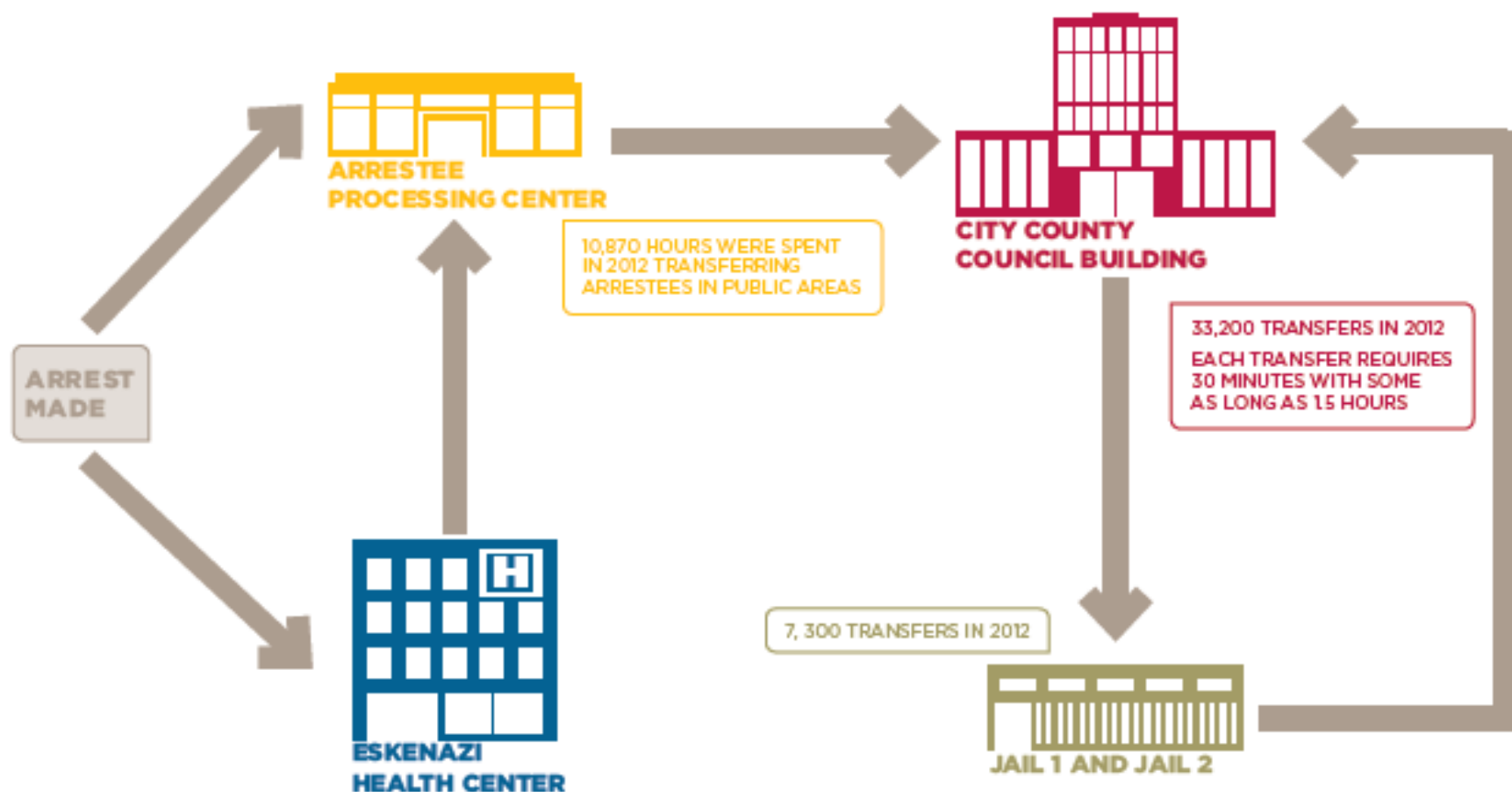
PROJECT NEED - FACILITIES

- Existing detention facility issues:
 - Inefficient building design significantly increases staffing levels, while also creating unsafe conditions for staff and users;
 - Separation of facilities from courts space creates significant transportation and operational costs;
 - Disparate facilities increase health care, contract, deferred maintenance and vendor costs due to lack of opportunity for consolidation; and
 - Aging facilities with increasing maintenance and utility costs.
- Existing court facility issues:
 - Courts are using in excess of 100% of available space;
 - Open building configuration exposes the public, judicial staff, and users to potential safety hazards; and
 - Inclusion of courts in both tower and west wing require security screening for remaining tenants that negatively impacts budgets and users.

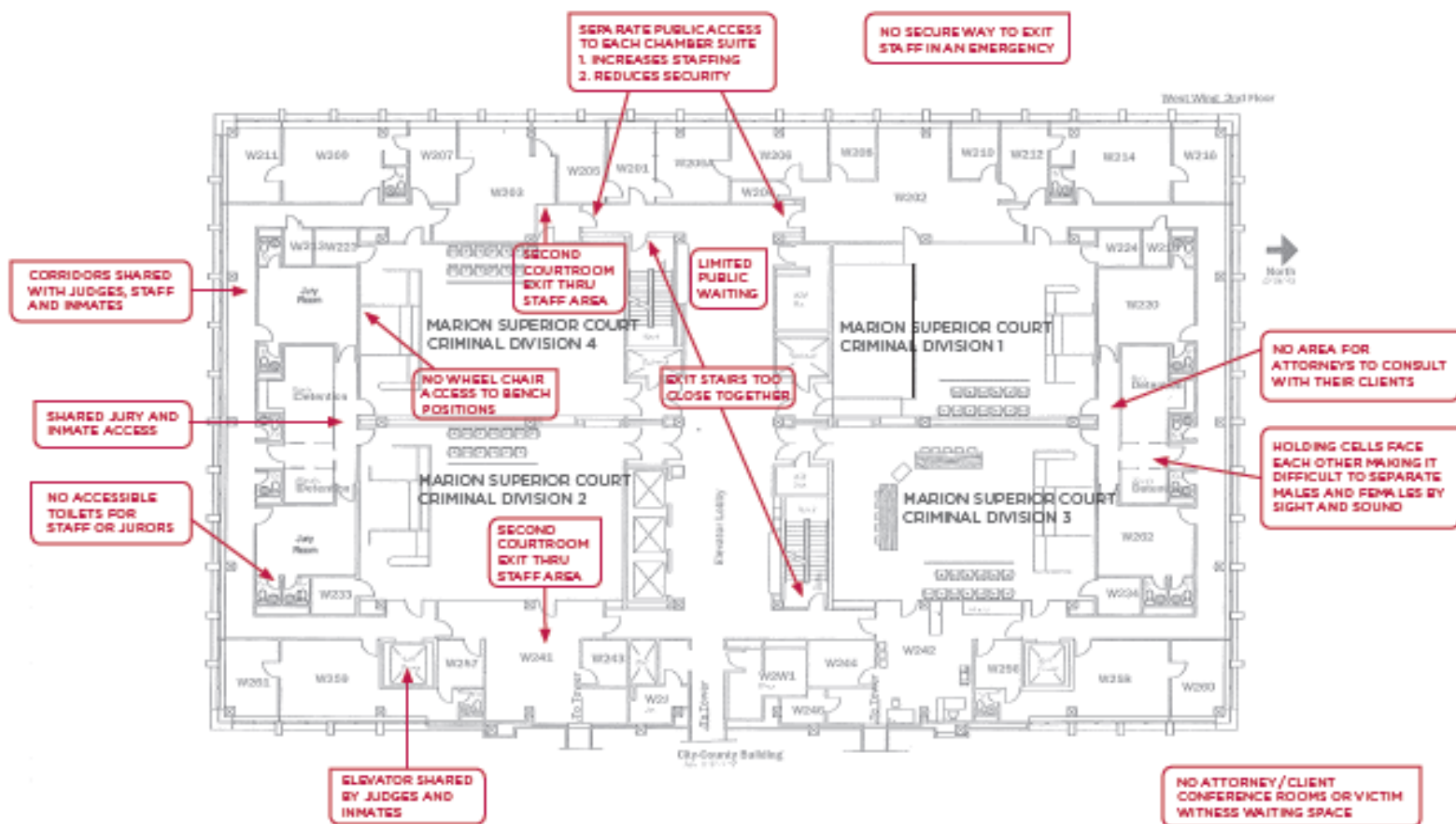
Current Facilities



The process after a person is arrested in Marion County requires multiple transfers to several different buildings, which is time consuming and expensive.



Marion County's court facilities are aging, cramped, and present numerous safety concerns. The court floor analysis points out the inefficiencies.



PROJECT NEED – CHANGE IN LAW

With population growth and state law changes, the status quo in our jail facilities is simply not viable.

■ HEA 1006

- “A sweeping sentencing reform bill aimed at diverting...low level offenders out of state prisons and into community-based programs.”
 - First comprehensive revision to the state criminal code in 35 years
- Reclassifies felony offenses (now a Level 1-6 categorization)
- Level 1-5 offenses now must serve 75% of sentence
- On 7/1/14, offenders sentenced to less than 90 days cannot go to state prison; beginning on 7/1/15, sentences less than 365 days cannot go to state prison
- No additional state funding yet available for the county

- Analysis determined Marion County could need up to 500 additional beds due to HEA 1006 changes

PROJECT SCOPE

How did we get here?

- Over the past year, stakeholders and advisors identified best practices from other facilities, deficiencies within our current facilities and determined future needs in the criminal justice system.
- Conducted analytic, data-driven studies to determine future detention and court room capacity given population growth, state law changes and budget.
- Ensured ample acreage exists on the site for potential future expansion of these or related operations.

PROJECT SCOPE

The Project involves the development, design, construction, operation and maintenance of a new consolidated criminal justice center for Indianapolis which will provide space and services for the criminal justice system.

- 3,000 bed detention facility;
- 1,000 bed community corrections facility;
- 40,000 sq/ft Sheriff's Office;
- 37 court and hearing rooms;
- Parking facilities; and
- Central facilities for maintenance, warehouse, central plant and underground connecting tunnel system.

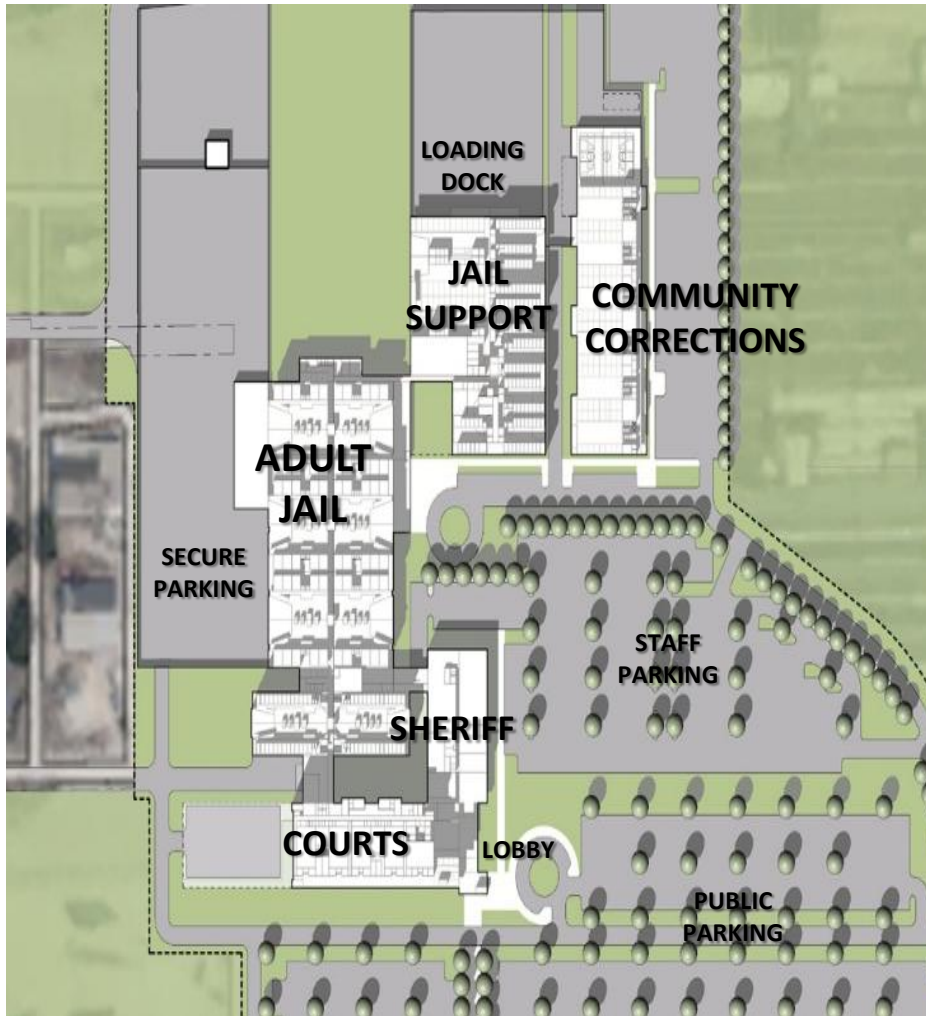
In addition to the physical infrastructure, the following items are considered as a part of the project:

- Site development includes on-site utilities, public plaza, hardscape/landscape, road and traffic control improvements, overall site security upgrades and utility improvements from the property boundary to support the complex.

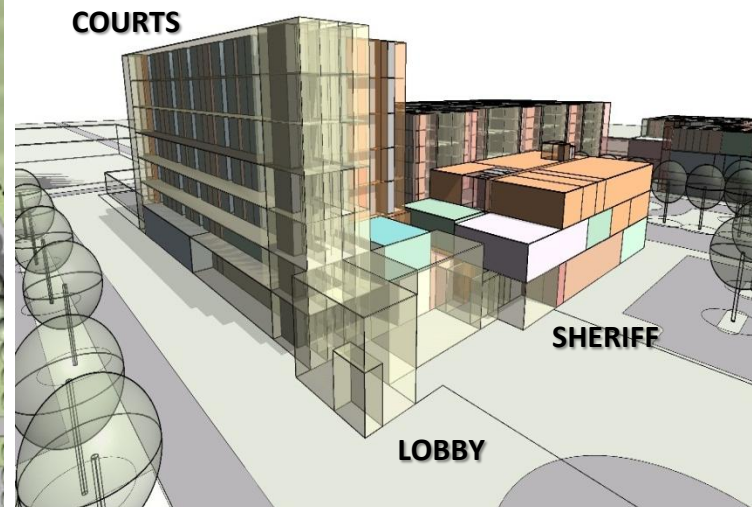
PROJECT SCOPE

- Prosecutor and Public Defender
 - Will have office space on-site as part of the proposed campus
 - Office building will be procured using a financial and construction model more appropriate for the building type.
 - Office building will open concurrently with justice facility.
- The current procurement project will not include:
 - Juvenile detention and courts
 - Stakeholders preferred to retain current facility, although upgrades to that facility will likely still be required.
 - Forensic Services and Property Room
 - Budget and construction analysis continues to take place with these agencies to find solutions.

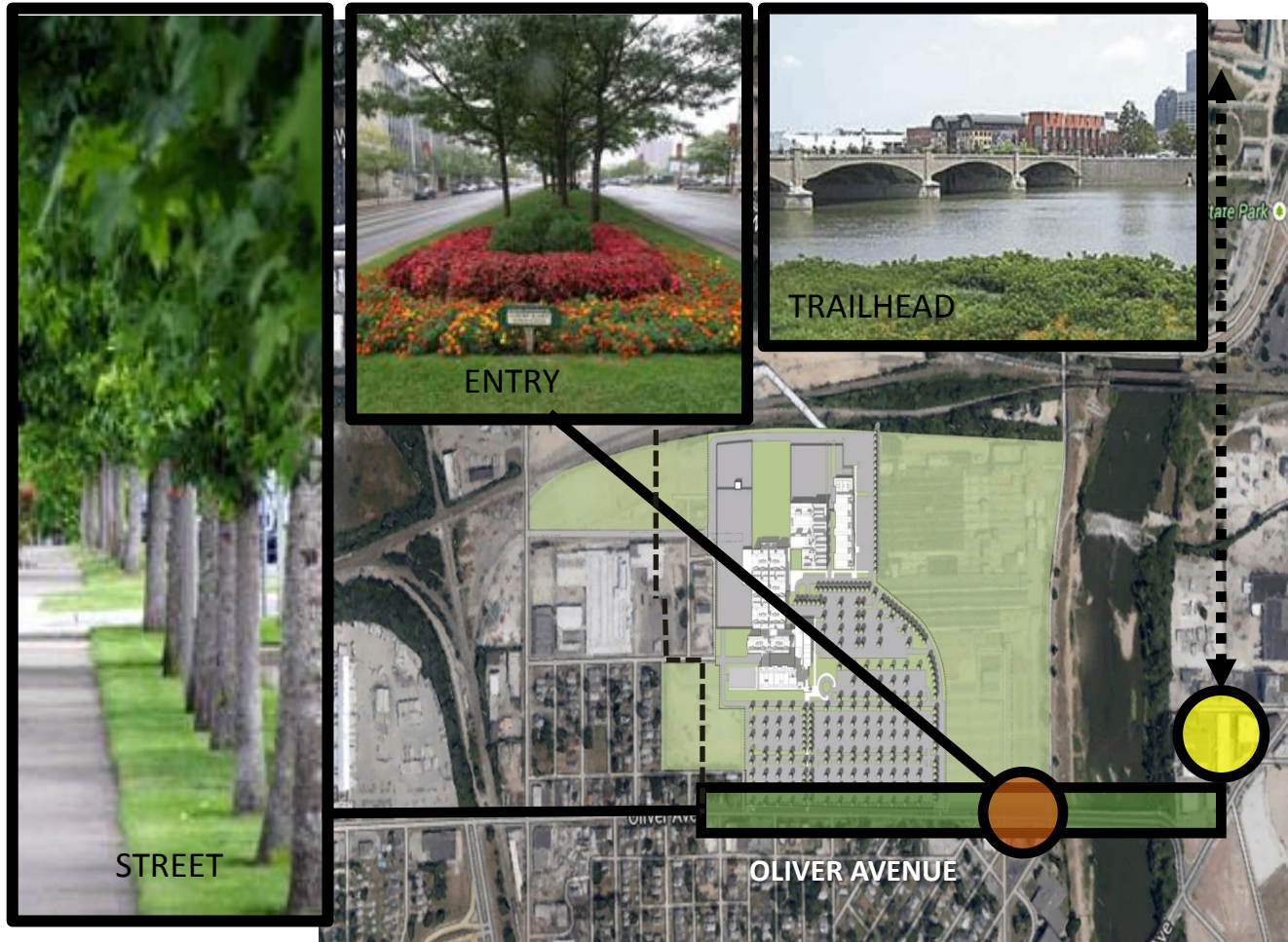
TEST FIT BUILDING PLAN



- COURTS: 7 Levels
- SHERIFF: 3 Levels
- ADULT JAIL: 4 Levels
- JAIL SUPPORT: 3 Levels
- COMMUNITY CORRECTIONS: 3 Levels



POTENTIAL SITE FEATURES



POTENTIAL DESIGN IMAGES



POTENTIAL DESIGN IMAGES



CJF PROJECT STRUCTURE

Overview of Project Structure

Delivery Approach	The City will provide the private operator with an annual Service Fee commencing once the CJF is open and occupied. The term of the agreement is anticipated to be 35 years. At the end of the term the facility will be handed back to the City in full working condition. The developer will finance and construct the CJF and assumes responsibility for a defined set of operating and recurring maintenance requirements. Service Fees would be subject to reductions if performance requirements are not met or the facilities are not available.	
Responsibilities	<p>City of Indianapolis is responsible for:</p> <ul style="list-style-type: none"> ■ Paying Service Fee ■ Providing security through the Sherriff's department ■ Food service ■ Laundry services ■ Utilities costs ■ Maintenance and replacement of FFE, laundry, kitchen equipment, fiber cable infrastructure ■ Soft landscaping ■ Cleaning in inmate occupied areas 	<p>Private sector is responsible for:</p> <ul style="list-style-type: none"> ■ Design ■ Construction ■ Finance ■ Plant Services ■ Lifecycle Replacement and Refurbishment Services ■ Help Desk Services ■ Emergency Management Services ■ Utilities Management Services ■ Environmental and Sustainability Services ■ Cleaning Services (areas not occupied by inmates) ■ Roads and Grounds Maintenance Services (excluding soft landscaping) ■ Waste Management & Recycling Services ■ Pest Control Services ■ Parking Operations

WHAT IS PERFORMANCE BASED INFRASTRUCTURE?

- Performance based infrastructure (“PBI”) involves partnering with private parties to share the risk and reward of developing, constructing, financing, operating, and maintaining publicly-owned assets in order for projects to be completed faster, on budget, and at enhanced value for money to the owner.
 - Limits public capital required with private sector raising finance for upfront capital costs;
 - Effective risk allocation results in private sector retaining risks for construction and O&M cost overruns;
 - Uses competitive tension to incentivize and reward the lowest possible total cost of ownership while still delivering the full program;
 - Leverages private sector innovation and efficiencies;
 - Provides budget certainty and predictability; and
 - Ensures on-going maintenance and effective operations of the asset through performance based payments

HOW IS THE PROJECT FUNDED?

- In conjunction with the Sheriff's Department, Courts and Community Corrections, the City has developed an analysis detailing the annual program revenue and expenditure in the current facility versus a new consolidated facility and identifying savings and incremental revenue opportunities that can be achieved.
 - The Sheriff, Courts and Community Corrections have identified savings from reducing the number of facilities, transportation costs, outside contracts and rent, medical costs and centralized filing, among others.
 - Additional revenue opportunities exist by increasing the ability to house additional federal prisoners and through the collection of parking revenues.
- The project is expected to be *budget neutral*: total budget required (expenditures net of revenues) for the Service Fee plus City operating costs at the new facility is expected to be equal to or less than the budget required today.

Project Approval Process

■ Approvals Required by Law:

- Superior Court Judges - Executive Committee
 - Must approve the change in location of a court
- City-County Council
 - Must approve the PPA between the City and Offeror
 - Must approve any amendments to the zoning ordinance
- Metropolitan Development Commission
 - Must approve any amendments to the zoning ordinance
 - Additional board approval required by state statute

■ Stakeholder Approvals:

- Continuing to work with the Council, Sheriff, Prosecutor, Public Defender, Community Corrections, Mayor, all Marion County Judges, neighborhoods, the legal professionals, court advocacy groups, citizen groups and the downtown business community.

PROJECT TIMELINE

- The proposed timeline is as follows:

December 20, 2013:	Released RFQ
February 11, 2014:	RFQ responses received
March 4, 2014:	Shortlisted Offerors
April 25, 2014:	Issued draft RFRP
Summer, 2014	Bidder meetings and stakeholder decision-making
October 15, 2014	Addendum issued
November 21, 2014:	Revised proposals due
December 23, 2014:	Preferred Offeror selected
February, 2015:	Council hearings
February, 2015:	Commercial close
April, 2015:	Financial close
Fall, 2018:	Facility opening